

Paul –

February 4, 2009

These are the notes/comments which were discussed at the meeting last night.

- 1- Huge complaint about all the palms that were removed – this park is named Rancho PALMS. They are going to be living there for maybe several years and don't understand why the trees are being removed at this time. They aren't consuming water. At the very least they want a date and time for when the palms are to be removed.
- 2 - Cages for the golf carts make them think there is a crime problem, want a security guard. Many felt the park had been a safe place to live but they aren't feeling that way about it now. *not willing to pay for it*
- 3 - Would like an English/Spanish up-date on what is going on in the park – maybe monthly. They felt they have been left in the dark, not informed, disrespected and ignored. Feeling very insecure about their future and what is going to happen to them. *didn't get up to date on what's going on every month - I'm not informed - I'm not informed - I'm not informed*
- 4 - Due to the inconveniences – noise, dust, dirty lots, disruption, tree stumps in the road etc. they are asking if there can be a cessation of rent increases as long as these disruptions continue. They feel their quality of life has been compromised. *no rent increase in 9 years - CPI - only*
- 5 - Complaints about the vacant lots – glass, bricks, tree stumps and general mess.
- 6 - Would like the pedestrian walk-thru gate re-installed. *Is under middle of park*
- 7 - Would like information on other parks in the area – possible relocation areas; a list of properties. *what's wrong with them - helping them find*
- 8 - Rent protection for rents (no increases) as long as they remain in the park. *there have been none - CPI - only*
- 9 - The article in the paper was offensive and they did not feel your statements about the mobiles being blight and the park run-down was accurate. They felt there was little respect for the residents being demonstrated. "This is our home."
- 10 - Places where they could relocate – including seniors – are not low income. Is the city going to provide future low income places for seniors and families? *2. Spanish*
- 11 - Several residents had personal issues – a mover broke a window, a street light needed to be replaced, there was damage to a car and yard area. *Not a construction issue*
- 12 - Questions about George, why wasn't he there – "George was wonderful." Residents asked each other about contacting him so he could work for them, especially Tom in space 100 who is blind. *already requested*

The meeting started at 6:00 and ended at 8:00. There were several residents who were quite vocal and spoke up several times, others made comments and received answer and said no more.

All the staff was introduced and background on J & H given. They were advised they could come to the Saturday meeting as well. They asked where you were and were told you would be there Saturday. I would anticipate similar questions as outlined would be forthcoming on Saturday.

Dianne

EXHIBIT 43

WIT: Sean Smith

DATE: 5/16/2018

Christine Rybicki CSR No. 13481

CITY004915

DRAFT

**MINUTES FOR RANCHO PALMS HOMEOWNERS'
MEETING OF
JULY 7, 2011**

Meeting commence at 10:05 am.

Purpose of the meeting was to give report on research.

Inland Congregations United for Change consists of approx. 40 churches, 50,000 families in Riverside and San Bernardino Counties.

Last meeting was on May 11th 2011.

May 17th, 2011 Group met with Father Howard Lincoln Sacred Heart.

May 26th, 2011 Father Mike, Saint Louis Church-research unit

June 14th, 2011 Saint Louis Church organizational committee

June 23rd, 2011 Group met with Lawyer Sandra Spencer-Research and investigation only

In summary, Scott Hines told the group to verify information to make best decision for each individual family.

- 1) Research presented by Scott Hines-Fair Market price of the unit
- 2) Information on relocation service contracting with City and what is the status?
- 3) Information regarding school relocation for the children residing in the Park.
- 4) Research what is being done to keep vacant lots safe.

Meet with Paul Franco to inspect property with CodE Enforcement to see if there is danger in the lots.

Scott Hines drove through the property; visually no problems were noted at that time.

Identify specific space numbers and problems so that they may be addressed.

EXHIBIT 44

WIT: Sean Smith

DATE: 5/16/2018

CITY006172

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Residents are worried about snakes. Scott Hines told them to call the City Animal Control, and ask for Sylvia Nino. Animal Control would be out within an hour.

Action Items

Lot of flat tires caused by nails may be retaliation for reporting trespassers or may be streets have not been swept. City needs to provide street sweeper.

Rocks in the pool and throwing rocks.

Beer bottles left at the pool may be from Rancho Mirage RV & Mobile Village. The residents are afraid to report.

Justin Blake-Palm Springs Unified School Board, okay to keep children in same school. One page form is approved in a week. If you move to another school district, you will have the responsibility of transportation. Councilmember Hines will personally assist if they move to another area (school district). Exception is a special needs child, information is unavailable, and school is out for the summer.

Value of Homes

Councilmember Scott Hines - 10-12 homeowners are still in the Park. One sold and the remainder undecided. City has hired relocation service to assist with transition. Choices are available to you but time is running out.

The information today may not be the information you want to hear. Most concerned that you have all the information to make the best decision. Insure that in your mind the City is treating you fairly. The meeting does not end today; additional discussion and questions may come up later.

Relocation services have been selected by complete bid, Overland had best price and services, this is why the City selected them. Timeline when the relocation

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services only option is to use the relocation services or eviction. No one wants to evict you. If evicted, you will lose everything. Threats or intimidation by the City, this is not how the process works.

Value of mobilehomes, 114 sold for \$31,500 double and \$27,500 single.

One resident (Jim Hile) no one sold for less than \$31,500. Homeowners believe that someone sold for more than \$40,000.

Timeline – end of August maybe September. August 1, relocation company will work with homeowners.

Timeline needs to be in writing all correspondences in Spanish and English. One resident thought that notification in writing be given a year prior to relocation. Has that been done or is that a contradiction?

Many residents do not want to sell, feel like they are being pushed out. Feels like being evicted. Authority of the government, eminent domain principle, it's for the greater good for the most people. Small group is affected for the greater good of the larger group. One of the residents (Veronica Juarez) in summary stated that the relocation affects many poor families. Relocation would result in higher rent. It would be harder.

John Rodriguez, in summary stated that he wants to know if proper due process was being followed, detailed timeline of every correspondence that the City has sent to homeowners.

Relocation Services

Options to residents

- 1) Homeowner sells mobilehome unit to the City.
- 2) Homeowner sells mobilehome to private party.
- 3) Homeowner utilizes relocation services provided by the City.

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Councilmember Hines – In California, mobilehomes are treated as personal property, similar to a vehicle. You have more legal rights in a mobilehome. Value is different from single family residence. National Auto Dealers Association (NADA) – values of mobilehomes. Residents agreed that when trailers were purchased they did not go by dealer's price.

NADA – book value up to 40 years. Zero value after 40 years, drops out of the book. NADA is tied to specific unit make and model.

John Rodriguez, negotiation around the price of the unit. Many may pay more, do not have an option, depends on circumstances.

Councilmember Hines, given the age of mobilehome, salvage value only.

Single wide \$4,000-\$6,000

Double wide \$6,000-\$8,000

If mobilehome unit is relocated the cost would be \$25,000 to move to another mobilehome park. There is a possibility that the mobilehome unit is not accepted by the Park. Difficult to find mobilehome parks that would accept a mobilehome. This adversely affects the current value of these units.

APPRAISAL of MOBILEHOME

Legal certified valuation of home by licensed appraiser. This information may be used in legal action involving value. Appraisers are very conservative. Appraisals always are lower than homeowners' estimation of their property. Cost of an appraisal ranges from \$300 to \$500.

Councilmember Hines – general value of opinion secured verbally from mobilehome sale agent, independent no affiliation with the City of Rancho Mirage is as follows:

Single wide \$12,000

Double wide \$20,000

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In Councilmember Hines' opinion, the price of \$31,500 is much higher value than the mobilehomes are worth. In checking other mobilehomes, compare make, model and age and present this information to Councilmember Hines.

Councilmember Hines – At this time, disappointed with the information, cannot make an appeal to the City to offer more money for the value of the home. City is prepared to increase price to \$2,000 more to \$33,500. To assist with relocation, it is more expensive to pay for relocation services, per trailer, \$5,000. Find out the cost breakdown per mobilehome from Overland Relocation Services.

Summarize

- 1) City to turn relocation services over by the end of August. The family unit, not so much about the money. Find out official dates, where they can move next, in a house or condo. Residents feel that there is not enough money. Public policy approach standard of living versus quality of life.
- 2) Public policy approach standard of living versus quality of life. One resident (Veronica Juarez) complained that it is very difficult to sell the unit yourself. One former resident tried to sell their unit for 2 to 3 years. It is very frustrating to hear that the unit is now worth zero. Two residents were crying and struggling with emotion. Questioned why they purchased home in the first place.
- 3) Use relocation services-Determine Fair Market Value. Hire an appraiser to appraise your mobilehome unit. The City will pay for the appraisal. 42 month rent and utility differential. Closing costs paid for homeowner. Find out if closing costs include the sale of the new and existing home? Cost includes moving household items, utility deposits for the new place. City is required to relocate you in a replacement home or apartment that accommodates the size of the family.

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Two children per bedroom, boys and girls in separate room after 11 years old.

Single person/couple without children receive size of current home.

Residents should hire real estate agent for the next month to find out the value of the unit.

Three months for free rent and one month free cable, approx. \$1,000.

If residents use relocation services, take the cash to buy house, or condo, how does rent differential factors into the purchase?

Will the City assist for appraisals of the mobilehomes?

Will the City help to relocate residents to Rancho Mirage Mobilehome Community without the assistance of the relocation services?

Difference in price, some are selling for a lot more.

No price on uprooting families, living in Rancho Mirage, schools etc., and community mobilehome Park is more affordable than single family or condo.

What is an acceptable number? Don't know if there is any room for negotiation. A number that can assist in the transition. Acceptable process that is comprehensive in nature and value.

The process needs to speed up. Request homeowners to make a proposal back to the City. Right to talk to attorney, if an attorney represents you, we cannot meet with the group. Option to sue the City, if too early, no longer can meet with the group.

Next meeting the week of July 18th.

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DRAFT
RANCHO PALMS HOMEOWNERS MEETING
OF
JULY 22, 2011

Meeting commence at 1:00 pm.

Purpose of the meeting was to secure purchase price information from the remaining Rancho Palms Homeowners (Homeowners).

One of the Homeowners read a statement which stated that, the Homeowners want to maintain the same quality of life for their families.

Councilmember Scott Hines explained to the Homeowners that the City Council members recently met to discuss their (Homeowners') concerns, but not much had changed since the last Homeowners' meeting (of July 7, 2011). Councilmember Hines requested (at the July 7, 2011 meeting), that the Homeowners present their proposal (sales price) to him. Councilmember Hines stated that their proposal would be presented to the City Manager, and the City Manager would then present the information to the City Council. Councilmember Hines stated that he does not have the authority to negotiate the purchase price.

One of the Homeowners (speaking for Gloria another homeowner and who was not in attendance), stated that Paul Franco was knocking on doors of the Homeowners and that the Homeowner (Gloria) claimed that Mr. Franco offered to buy her family a house. Gloria and her family began to look for a house. The home prices (according to Gloria) ranged from \$150,000 to \$190,000. Note, this information was from a Homeowner, relaying information that she claims to have received from Gloria.

Councilmember Hines stated that maybe we can come to a purchase agreement before the Relocation Service is employed.

One Homeowner (Lorena) read a statement which in summary states, our families mean everything. We look at Rancho Mirage as a paradise. If we move away to another city, the new location will not be secure. The well-being of the children and family will not be the same.

EXHIBIT 45
WIT: Sean Smith
DATE: 5/16/2018

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After this statement, all the Homeowners and some of the support group members (approx. 10 individuals), left the room to have a private discussion outside of the clubhouse.

When the Homeowners returned, a gentleman from Social Justice Organization stated that some of the discussion was getting lost in the translation and he would be conducting the translation from English to Spanish for the rest of the meeting.

One of the Homeowners stated again, there is no price on the family's well-being. The Homeowners want to move to a safe and secure place. They want to move to a home so that their families will not have to experience relocation again. The money that the City has offered is not enough money to move to a house. The Homeowners feel that there is not enough information available to determine the price it would cost to move into a house. So far, prices of homes range from \$109,000 to \$150,000. One of the Homeowners (Veronica Juarez) claims she has been looking for a house for 2 years and 7 months.

Councilmember Hines explained that he is 99% sure that the City of Rancho Mirage will not buy the remaining Homeowners a house.

One of the Homeowners asked Councilmember Hines, if the City purchased his (Councilmember Hines') home, how much money would he think was fair? Councilmember Hines replied at least 10 times the value of the home.

Ms. Juarez (see above), claimed to have looked for a house to rent for her family. She stated that the cost to rent a house would be \$1,400/month. Now residing at Rancho Palms, she is paying \$331/month.

Councilmember Hines further explained to the Homeowners that money received from the City may be used for whatever the family wants to purchase. Government may compensate individuals for the Fair Market Value of their homes.

Councilmember Hines expressed that the price of a house is not comparable to the cost of a 30 year old mobilehome. The money belongs to the taxpayers and the City cannot justify the price to the residents of Rancho Mirage. Councilmember Hines voiced that he will try to convince other City Council members to give the Homeowners as much as possible, but the Homeowners need to get rid of the idea that the City will buy them (Homeowners) a house.

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One Homeowner asked, "What is just for the family?" The Homeowners do not want to live in another mobilehome. One Homeowner claimed to have been relocated three times.

The Homeowners want to have some independent person to clarify the available relocation services.

Councilmember Hines once again, summarized the relocation process. Overland Pacific has not been hired. The Homeowners may call Overland Pacific to verify options.

Homeowners are still unclear on available relocation services. The Homeowners claimed the remaining families want to purchase homes in Rancho Mirage. They feel the City of Rancho Mirage has money, considering how they may develop the property.

Homeowner (Lorena) expressed that Rancho Mirage has plenty of money considering how they may use the property.

Councilmember Hines explained that the property will be built like Santa Rosa Villas for seniors, not single family homes.

Homeowner (Lorena) explained that when a resident of Cathedral City had to be relocated from a mobilehome park near Target, they received \$85,000 for the purchase of their home.

Homeowners requested to meet with other City Council members.

Homeowners requested that Councilmember Hines meet with them again next Friday, July 29th, @ 1:00 pm, @ Rancho Palms' clubhouse. Meeting concluded at approx. 2:00 pm.

Individuals in attendance at the meeting were Councilmember Hines; Linda Hodge, Housing Specialist; six/Homeowners who climbed they were family members representing Rancho Palms Homeowners; six members of Comite Latino; two members of Inland Congregations United for Change; one member of Social Justice Organization; and one unknown resident of Palm Desert.

Staff noted, outside persons outnumbered the Homeowners attending this meeting.

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Staff's opinion is that in meeting with the Rancho Palms Homeowners, who have continued to invite additional individuals and representatives of social rights organizations to the meetings may result in the development of litigation against the City/Housing Authority. In the best interest of the City, staff would recommend that the Housing Sub-Committee suspend any future meetings with the Homeowners for a period of time to allow the Housing Sub-Committee to reconsider and recommend the best course of action(s) related to the remaining mobilehome unit acquisitions.

45-4